



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

July 5, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ACCEPTANCE OF A CONSTRUCTION CONTRACT
WITH TORRES CONSTRUCTION
FOR GENERAL IMPROVEMENTS AT RUBEN F. SALAZAR PARK
C.P. No. 68807
SPEC. No. 03-0060
(First District – 3 Vote Matter)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Accept the work of the Contractor, Torres Construction, in completing the General Improvements at Ruben F. Salazar Park, at a construction cost of \$597,475.
2. Authorize the Director of the Department of Parks and Recreation (the Department) to release the base retention amount of \$59,748, plus accrued interest from California Bank & Trust escrow account #2010163129 to Torres Construction.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will accept the completed construction of the General Improvements at Ruben F. Salazar Park and authorize release of the retention of \$59,748, plus accrued interest to Torres Construction.

In June 2004, your Board awarded a construction contract to Torres Construction. The project consisted of the following work: construction of an outdoor picnic shelter with a barbecue brazier and a sink with counters adjacent to the Senior's building and concrete walkways; installation of a picnic area sign, new signage kiosk and directional signage at park entries, and a new awning on the north side of the Senior's building; painting the exterior of the Senior's building; surfacing and striping two (2) parking lots, one at South Alma Avenue and one at Ditman Avenue; replacement of the wood floor and existing wood bleachers in the gymnasium and the irrigation system and improvement of landscaping at the north and northeast areas of the park; upgrade of the park's subsurface drainage system; and addition of brick dust to the southeast ball-field.

The project also incorporated additive alternate items, which included the installation of four (4) shade trees, four (4) concrete picnic tables on poured-in-place concrete pads, concrete paving east of the tennis courts, concrete walkways at the north side of the gym, and vandal-resistant shields for seven (7) light fixtures at the southeast ballfield.

In addition, the Department re-striped the parking lot to comply with the Americans with Disabilities Act (ADA). This work was to be performed by At-Risk Youth, but the program was postponed during the time of construction.

Implementation of Strategic Plan Goals

The completion of this capital project enhances Fiscal Responsibility (Goal Number 5 of the County's Strategic Plan) through investment in public infrastructure, and expanding recreation programming and special event opportunities promoting Service Excellence (Goal Number 1) for park patrons.

FISCAL IMPACT/FINANCING

The final construction contract cost for the project was \$600,324, including the original construction contract amount of \$544,900, plus \$52,575 in net change orders payable to Torres Construction; and \$2,849 for County staff to re-stripe two (2) parking lots to comply with the Americans with Disabilities Act (ADA). The total project cost including plans and specifications, plan review, construction, consultant services, and County services, is \$864,085 which is within the budget your Board approved on June 29, 2004.

The project was funded by the Safe Neighborhood Parks Proposition of 1992, in the amount of \$510,000 and the First District Extraordinary Maintenance funds allocated in 1999-00 in the amount of \$356,000.

OPERATING BUDGET IMPACT

In Fiscal Year 2001 your Board approved the one-time and on-going costs to operate and maintain the park improvements. The Department estimated a one-time start-up cost of \$500 for maintenance supplies and annual ongoing costs of \$34,367, which included \$28,867 for maintenance staff and \$5,500 for utilities and maintenance supplies. Based on current Salaries and Employee Benefits Rates, the total annual on-going costs are currently \$36,734.

The Department worked with the Chief Administrative Office to determine the appropriate level of operations and available funding. The Department's Operating Budget has included sufficient appropriation to fund the operation and maintenance costs of the improvements since Fiscal Year 2000-2001.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project was substantially completed on August 4, 2005, and the Department took beneficial occupancy of all improvements on September 1, 2005. Project close-out including the submittal of construction labor reports required by the Office of Affirmative Action Compliance (OAAC) delayed acceptance of the work.

Acceptance by your Board can be recommended at this time as the Contractor has submitted the Certificate of Compliance in accordance with the agreement requirements (see attachment B).

ENVIRONMENTAL DOCUMENTATION

On February 3, 2004, your Board found the project to be categorically exempt from the California Environmental Quality Act.

CONTRACTING PROCESS

On June 29, 2004, your Board awarded a construction contract to Torres Construction as the lowest responsible responsive bidder for this project, in the amount of \$544,900, and authorized the Director to approve change orders and contingencies up to a maximum amount of \$54,490, for a total authorized construction amount of \$599,390.

Honorable Board of Supervisors
July 5, 2006
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Public Contract Code Section 22300 allows a Contractor to substitute securities to be held by a third party financial institution, instead of withholding retention from the Contractor's progress payments. Upon Board acceptance of the project, the securities and interest earned are released to the Contractor. Consequently, at the request and expense of Torres Construction, an account was established at California Bank & Trust, as escrow agent, and retentions withheld were paid to the escrow agent. This capital project is now completed, and the Department is requesting the release of securities deposited for retention and interest earned, to the Contractor.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These improvements have increased the level of services to the public by repairing and/or replacing old and deteriorated facilities. Additionally, provisions for ADA accessibility for park patrons have been implemented.

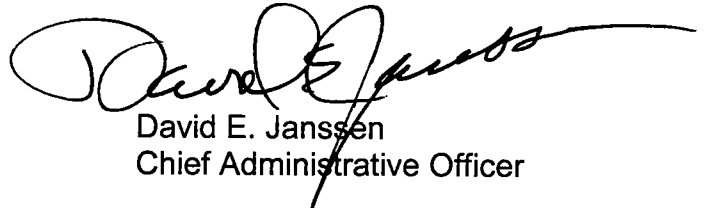
CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to forward the original four (4) conformed copies of this letter to the Department of Parks and Recreation and one (1) conformed copy to the Chief Administrative Office, Capital Projects Division.

Respectfully,



Russ Guiney
Director



David E. Janssen
Chief Administrative Officer

Attachments (2)

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c: Executive Officer (22)

ATTACHMENT A

**ACCEPTANCE OF A CONSTRUCTION CONTRACT FOR
GENERAL IMPROVEMENTS AT RUBEN F. SALAZAR PARK PROJECT
SUMMARY**

C.P. No. 68807

SPEC. No. 03-0060

(First District - 3 Vote Matter)

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	02/99		02/99
4. Schematic Design	08/99		08/99
5. Design Development	10/99		10/99
6. Construction Documents	09/01		03/03
7. Jurisdictional Approval	N/A	N/A	N/A
8. Construction Contract Award	03/04	05/04	06/04
9. Construction Start	04/04	07/04	08/04
10. Beneficial Occupancy	10/04	1/05	08/05
11. Final Acceptance	12/04	2/05	5/06

II. PROJECT COST SUMMARY

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost
1. Land Acquisition	N/A	N/A	N/A
2. Plans and Specifications	\$57,248	\$0	\$57,248
3. Plan Review	\$1,609	\$0	\$1,609
4. Make-Ready Activities	N/A	N/A	N/A
5. Construction			
a. Contract	\$544,900	\$0	\$544,900
b. Change Orders	\$54,490	(\$1,915)	\$52,575
6. Equipment	N/A	N/A	N/A
7. Consultant Services	\$28,556	\$0	\$28,556
8. County Services	\$176,348	\$2,849	\$179,197
9. Youth Employment Plan	\$2,849	(\$2,849)	\$0
TOTAL	\$866,000	(\$1,915)	\$864,085



Via USPS

March 15, 2006

Department of Parks and Recreation
ATTN: Andy Lopez
510 Vermont Avenue
Los Angeles, CA 90020

RE: RUBEN SALAZAR PARK
CERTIFICATE AS TO COMPLIANCE WITH CERTAIN REGULATIONS
(P&R SPECS NO. 03-0060 Section 00709-29 General Conditions)

Dear Mr. Lopez:

I (We) hereby certify that all work has been performed and materials supplied in accordance with the drawings, specifications and contract documents for the above work and that:

- Not less than the prevailing rates of wages as ascertained by the State of Division of Industrial Relations has been paid to laborers, workers, and mechanics employed on this work.
- There have been no unauthorized substitution of subcontractors nor have any unauthorized subcontractors been entered into.
- No subcontract was assigned or transferred or was performed by anyone other than the original subcontractor except as provided in Sections 4100-4113, inclusive, of the Public Contract Code.

Signed

Contractor

Thomas Torres Sec/Treas

Print Name

Title

Date